BK: 2024 PG: 1200
Recorded: 6/3/2024 at 9:34:56.0 AM
Pages 1
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WILDWOOD HILLS RANCH

PLAT OF SURVEY

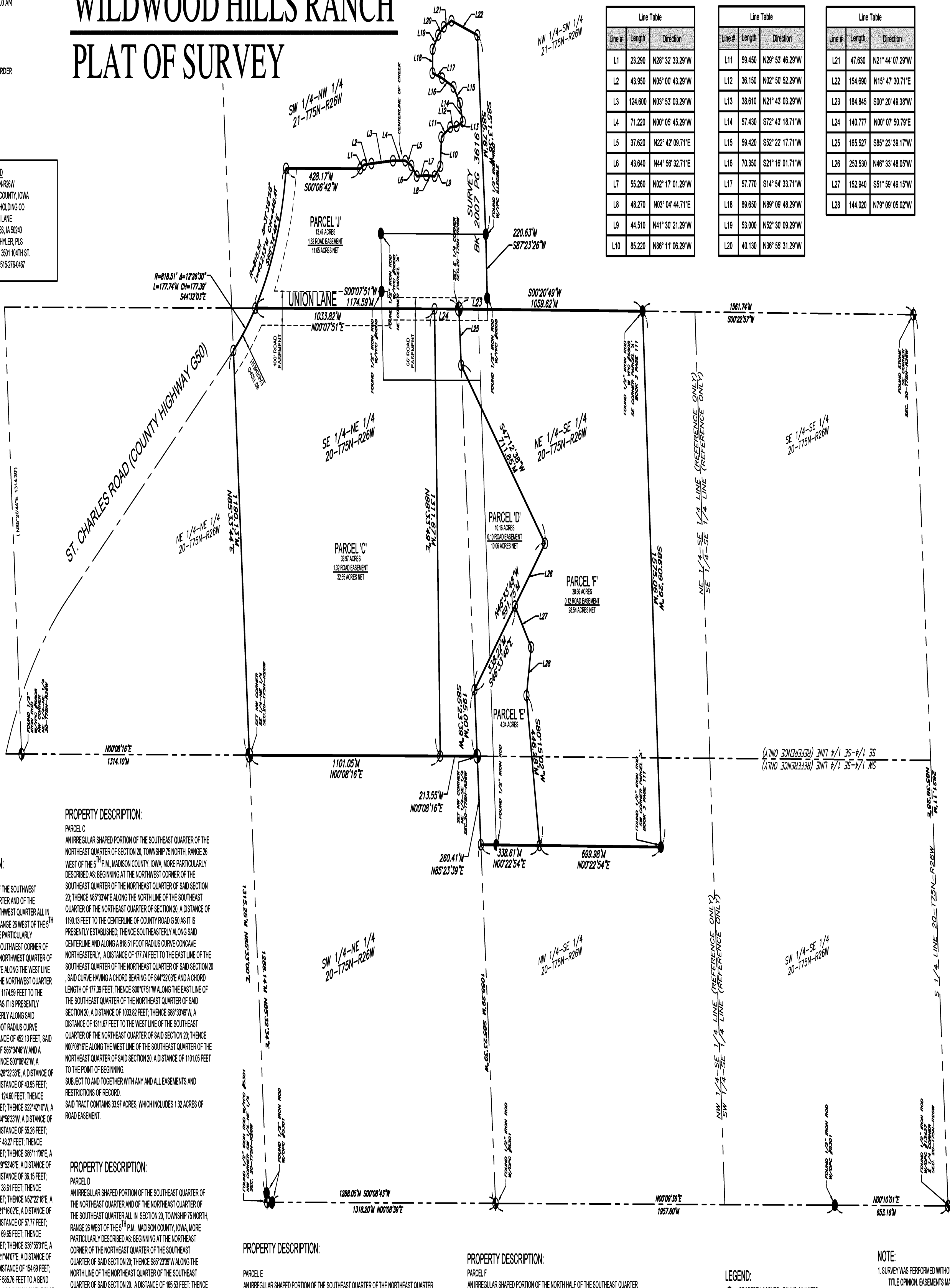
INDEX LEGEND

LOCATION: W 1/2 SECTION 21-T75N-R26W
SECTION 20-T75N-R26W MADISON COUNTY, IOWA
REQUESTOR / OWNER : WH TITLE HOLDING CO.
2552 UNION LANE
ST. CHARLES, IA 50240
RETURN TO SURVEYOR: LARRY D HYLER, PLS
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
URBANDALE, IA 50322 (PH) 515-276-0467

Line Table		
Line #	Length	Direction
L1	23.290	N28° 32' 33.29"W
L2	43.950	N05° 00' 43.29"W
L3	124.600	N03° 53' 03.29"W
L4	71.220	N00° 05' 45.29"W
L5	37.620	N22° 42' 09.71"E
L6	43.640	N44° 56' 32.71"E
L7	55.260	N02° 17' 01.29"W
L8	48.270	N03° 04' 44.71"E
L9	44.510	N41° 30' 21.29"W
L10	85.220	N86° 11' 06.29"W

Line Table		
Line #	Length	Direction
L11	59.450	N29° 53' 46.29"W
L12	36.150	N02° 50' 52.29"W
L13	38.610	N21° 43' 03.29"W
L14	57.430	S72° 43' 18.71"W
L15	59.420	S52° 22' 17.71"W
L16	70.350	S21° 16' 01.71"W
L17	57.770	S14° 54' 33.71"W
L18	69.650	N89° 09' 48.29"W
L19	53.000	N52° 30' 09.29"W
L20	40.130	N36° 55' 31.29"W

Line Table		
Line #	Length	Direction
L21	47.630	N21° 44' 07.29"W
L22	154.690	N15° 47' 30.71"E
L23	164.845	S00° 20' 49.38"W
L24	140.777	N00° 07' 50.79"E
L25	165.527	S85° 23' 39.17"W
L26	253.530	N46° 33' 48.05"W
L27	152.940	S51° 59' 49.15"W
L28	144.020	N79° 09' 05.02"W



PROPERTY DESCRIPTION:

PARCEL J

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 21, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE N00°07'51"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1174.59 FEET TO THE CENTERLINE OF COUNTY ROAD G50 AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG A 818.51 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 452.13 FEET, SAID CURVE HAVING A CHORD BEARING OF S66°34'46"W AND A CHORD LENGTH OF 446.41 FEET; THENCE S00°06'42"W, A DISTANCE OF 428.17 FEET; THENCE S28°32'33"E, A DISTANCE OF 23.29 FEET; THENCE S05°00'43"E, A DISTANCE OF 43.95 FEET; THENCE S03°53'03"E, A DISTANCE OF 124.60 FEET; THENCE S00°05'45"E, A DISTANCE OF 71.22 FEET; THENCE S22°42'10"W, A DISTANCE OF 37.62 FEET; THENCE S44°56'33"W, A DISTANCE OF 43.64 FEET; THENCE S02°17'01"E, A DISTANCE OF 55.26 FEET; THENCE S03°04'45"W, A DISTANCE OF 48.27 FEET; THENCE S41°30'21"E, A DISTANCE OF 44.51 FEET; THENCE S86°11'06"E, A DISTANCE OF 85.22 FEET; THENCE S29°53'46"E, A DISTANCE OF 59.45 FEET; THENCE S02°50'52"E, A DISTANCE OF 36.15 FEET; THENCE S21°43'03"E, A DISTANCE OF 38.61 FEET; THENCE N72°43'19"E, A DISTANCE OF 57.43 FEET; THENCE N52°22'18"E, A DISTANCE OF 59.42 FEET; THENCE N21°16'02"E, A DISTANCE OF 70.35 FEET; THENCE N14°54'34"E, A DISTANCE OF 57.77 FEET; THENCE S89°09'48"E, A DISTANCE OF 69.65 FEET; THENCE S52°30'09"E, A DISTANCE OF 53.00 FEET; THENCE S36°55'31"E, A DISTANCE OF 40.13 FEET; THENCE S21°44'07"E, A DISTANCE OF 47.63 FEET; THENCE S15°47'31"W, A DISTANCE OF 154.69 FEET; THENCE S85°13'36"W, A DISTANCE OF 585.76 FEET TO A BEND POINT ON THE EAST LINE OF PARCEL A AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3 AT PAGE 111; THENCE S87°23'26"W ALONG SAID EAST LINE OF PARCEL A, A DISTANCE OF 220.63 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE N00°20'49"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 164.85 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 13.47 ACRES, WHICH INCLUDES 1.82 ACRES OF ROAD EASEMENT.

PROPERTY DESCRIPTION:

PARCEL C

AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N85°33'44"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1190.13 FEET TO THE CENTERLINE OF COUNTY ROAD G 50 AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND ALONG A 818.51 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 177.74 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20 , SAID CURVE HAVING A CHORD BEARING OF S44°32'03"E AND A CHORD LENGTH OF 177.39 FEET; THENCE S00°07'51"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1033.82 FEET; THENCE S88°33'49"W, A DISTANCE OF 1311.67 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N00°08'16"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1101.05 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 33.97 ACRES, WHICH INCLUDES 1.32 ACRES OF ROAD EASEMENT.

PROPERTY DESCRIPTION:

PARCEL D

AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 20, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S85°23'39"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 165.53 FEET; THENCE S47°12'38"W, A DISTANCE OF 711.85 FEET; THENCE N46°33'48"W, A DISTANCE OF 591.75 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 ; THENCE S85°23'39"W ALONG SAID NORTH LINE, A DISTANCE OF 195.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N00°08'16"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 213.55 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE S00°07'51"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 140.78 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 10.16 ACRES, WHICH INCLUDES 0.10 ACRES OF ROAD EASEMENT.

PROPERTY DESCRIPTION:

PARCEL E

AN IRREGULAR SHAPED PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTH HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 20, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N85°23'39"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 195.00 FEET; THENCE S46°33'48"E, A DISTANCE OF 338.22 FEET; THENCE S51°59'49"W, A DISTANCE OF 152.94 FEET; THENCE N79°09'05"W, A DISTANCE OF 144.02 FEET; THENCE S80°15'02"W, A DISTANCE OF 446.28 FEET TO THE WEST LINE OF PARCEL A AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3 AT PAGE 111; THENCE N00°22'54"E ALONG THE WEST LINE OF SAID PARCEL A AND THE NORTHERLY EXTENSION OF SAID LINE, A DISTANCE OF 338.61 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N85°23'39"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 260.41 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 4.34 ACRES.

NOTE:

1. PARCELS E AND F ARE NEVER TO BE SOLD SEPARATELY.

PROPERTY DESCRIPTION:

PARCEL F

AN IRREGULAR SHAPED PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S00°20'49"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1059.62 FEET TO THE SOUTHEAST CORNER OF PARCEL A AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3 AT PAGE 111; THENCE S86°09'29"W ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 1575.06 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE N00°22'54"E ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 699.98 FEET; THENCE N80°15'02"E, A DISTANCE OF 446.28 FEET; THENCE S79°09'05"E, A DISTANCE OF 144.02 FEET; THENCE N51°59'49"E, A DISTANCE OF 152.94 FEET; THENCE S46°33'48"E, A DISTANCE OF 253.53 FEET; THENCE N47°12'38"E, A DISTANCE OF 711.85 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N85°23'39"E ALONG SAID NORTH LINE, A DISTANCE OF 165.53 FEET FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 28.66 ACRES, WHICH INCLUDES 0.12 ACRES OF ROAD EASEMENT.

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

NOTE:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

GRAPHIC SCALE

200 0 100 200

SCALE:1"= 200'

FIELD WORK COMPLETED ON: 9-25-2023

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: DATE: 6-3-2024

LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER
P.L.S. NO. 14775
IOWA

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

WILDWOOD HILLS RANCH
ST. CHARLES, MADISON COUNTY, IOWA
PLAT OF SURVEY

REFERENCE NUMBER: 220122 090089

DRAWN BY: JPN

CHECKED BY: LDH

REVISION DATE:

PROJECT NUMBER: 230143

SHEET NUMBER: 1 OF 1